

214 Wynstead Terrace, Cranford NJ 07016

18 Aug 2026 · asking \$585,000

Composite sample — An anonymized illustrative single-family sample: the property, identifiers and figures are fictitious, and live record links are removed.

1. Buyer decision

Investigate before offering

- No realistic income from legally established rental units is available.

2. Listing and public-record contradictions

MEDIUM · Listing says 2,300 sq ft; assessor says 1,780

The listing states 2,300 sq ft against the assessor's 1,780 — a difference of 29%. Do not let anyone model off the larger figure: price per square foot, rent per square foot and any renovation budget all change materially with it. The assessor's measurement is the one to underwrite on.

Verify: The assessor's property record card, including how finished basement and attic area is treated.; An appraisal or a measured floor plan, if the difference is material to the price.

EVIDENCE

listing.sqft	2,300
assessor.sqft	1,780
deviationPct	0.2921

Sources: MLS 3987412 · NJParcels — Cranford Block 0002 Lot 0002

3. Property and renovation chronology

The parcel has 2 recorded events, 1 of them completed sale, against 2 construction permits on the same timeline. Permit records alone do not explain a price change; missing permits do not rule out unpermitted work or work that did not require a permit.

Date	Event	Price
12 May 2011	Sold	\$365,000
3 Jun 2019	Alteration permit Kitchen alteration and electrical upgrade.	\$14,500
19 Apr 2022	Roofing permit Full roof replacement.	\$9,800
20 Jul 2026	Listed	\$585,000

1. The markup, and how long it took

Sold for \$365,000 on 12 May 2011 and relisted at \$585,000 on 20 Jul 2026 — a \$220,000 markup (+60.3%) in 5548 days.

Sources: NJParcels — Cranford Block 0002 Lot 0002 · MLS 3987412 · NJ construction-permit database

Public-record status

The listing and the assessor agree on the unit count at 1 unit. Whether a certificate of occupancy exists is unestablished — the permit source was not confirmed to report certificates, so its silence proves nothing either way. Do not model off the listing's square footage of 2,300 — the assessor records 1,780 sq ft.

4. True ownership cost

Assumes a 30-year amortizing mortgage at 6.50% and 80% LTV (buyer planning defaults).

Current monthly

\$4,529

Gross \$4,529

Projected monthly

\$4,529

Gross \$4,529

Conservative monthly

\$4,793

Gross \$4,793

Cash to close

Closing cash \$134,550

With lender reserves \$146,674

5. Risks outside a normal inspection

No finding in this category was established.

6. Prioritized action plan

1. The current tax bill against a live assessor feed.

Taxes move debt-service coverage more than any other single line in a high-tax jurisdiction. A stale or derived figure quietly changes the verdict.

How to verify: Confirm the current year's bill with the municipal tax collector, and ask whether an added assessment or a revaluation is pending on the parcel.

2. A bindable insurance quote.

No public source quotes a premium, so this report estimates one. An older building in a dense urban market can price well above the estimate, and the difference lands directly in the coverage ratio.

How to verify: Get a written quote from a carrier that will actually write the risk, for the building's real age, construction and unit count.

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Resolve: The assessor's property record card, including how finished basement and attic area is treated.; An appraisal or a measured floor plan, if the difference is material to the price.

Ask: Local assessor or tax office

When: Before the inspection, title, or attorney-review contingency expires

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Ask: Property-insurance broker

When: Before the inspection, title, or attorney-review contingency expires

7. Sources and explicit unverified items

Still unverified

- The current tax bill against a live assessor feed.
- A bindable insurance quote.

1. **NJParcels — Cranford Block 0002 Lot 0002**

Anonymized sample — live link removed (NJParcels — Cranford Block 0002 Lot 0002).
Retrieved 15 Aug 2026

2. **MLS 3987412**

Anonymized sample — live link removed (MLS 3987412).
Retrieved 15 Aug 2026

3. **NJ construction-permit database**

Anonymized sample — live link removed (NJ construction-permit database).
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This report does not replace a property inspection, title search, insurance review, or legal review.

Market research and financial modelling, not investment advice. Every figure here needs verifying against primary documents before you commit — particularly the certificate of occupancy, the rent control status and the current tax bill.